



Brownfields Initiatives in Region 10

Office of Outreach and Special Projects (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Currently, there are a number of Regionally funded Brownfields-related activities, such as targeted site assessments in urban areas, financial support of State voluntary cleanup programs, financial support of State regulation development, Inter-governmental Personnel Assignments (IPA) to cities, and outreach activities. Some of these activities are in the form of Regional or National pilots, while others are smaller scale actions such as prospective purchaser agreements. This fact sheet is one in a series of ten which outline Brownfields-related activities occurring in each of the ten Regions.

OVERVIEW

EPA Region 10 has taken actions to promote the assessment, cleanup, and redevelopment of many of its brownfields. Region 10's Brownfields-related activities generally involve removing liability barriers and/or participating in cooperative agreements which encourage assessment, cleanup, and successful redevelopment.

LIABILITY ISSUES

Region 10 has taken steps to remove liability barriers for lenders and prospective purchasers at many brownfields. The following are examples of the Region's liability initiatives:

- In 1989, EPA Region 10 entered into an agreement with Von Roll and the City of Kellogg, Idaho, which allowed the two parties to begin construction of the base terminal for a gondola at Silver Mountain Ski Resort. The gondola base is located in the middle of the Bunker Hill Superfund site. The agreement called for the two parties to cap the site to eliminate contaminant exposure. In return, the parties received assurance that they would not be held liable for the contamination at the base terminal and parking lots.
- In 1991, EPA entered into a legal agreement with the BankAmerica Corporation which

allowed Bank America to foreclose on a piece of contaminated property within the Tacoma tideflats without assuming liability for cleanup of the entire Commencement Bay Nearshore/Tideflats Superfund site. In return, the bank agreed to clean up the foreclosed property and provide some funding for cleaning up the entire site. The agreement allowed the bank to sell the property at the completion of the cleanup.

- In 1994, EPA entered into an agreement with the Port of Seattle, under which the Port purchased the Pacific Sound Resources Superfund site as part of a proposed terminal expansion project. The agreement included an EPA covenant not to sue which protects the Port from liability for additional cleanup costs. The Port will investigate, clean up, and redevelop the site. Under this agreement, the Port acquired the property in exchange for a package of in-kind services and cleanup funds totaling \$16.2 million.

ECONOMIC REDEVELOPMENT

EPA Region 10 is entering into agreements that attempt to link cleanup efforts with future redevelopment plans. These agreements expedite the cleanup process by screening out cleanup alternatives and providing economic incentives for the quick and more appropriate

cleanup of sites. The following are examples of the Region's redevelopment initiatives:

- Six of the eight waterways on Commencement Bay in Tacoma, Washington, which are part of the Commencement Bay Nearshore/Tideflats Superfund site, are being addressed by Superfund. Cleanup activities at the site are allowing for both environmental enhancement of the Bay and economic development within the Tideflats. For example, in 1994, an agreement was reached with the City of Tacoma to conduct sampling, and develop cleanup alternatives for, the waterways which would allow the City to match cleanup plans with economic revitalization of the waterfront area.
- In 1994, at the Asarco Smelter portion of the Commencement Bay Nearshore/Tideflats Superfund site, Asarco presented future development plans to the community for comment as EPA proposed its cleanup alternatives. After reviewing the public comments, EPA selected a remedy that complements Asarco's development plans for the smelter complex.

- The City of Spokane, Washington, is looking into cleaning up the Spokane Junkyard Superfund site to meet strict standards which would allow low-income housing to be built on the property.
- The Oregon Department of Transportation would like to use the Northwest Pipe and Casing Superfund site in Clackamas, Oregon, to build a spur for a new State highway.

PILOTS

In July 1995, EPA selected the Oregon Economic Development Department for a Brownfields pilot for its Mill Site Conversion Project. The Mill Site project is a public/private partnership created to return seven vacant mill sites in rural communities to productive use.

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